

**CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

**ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT
PERMIT APPLICATION NO. P22-02376 AND PLAN
AMENDMENT REZONE APPLICATION NO. P22-04389**

APPLICANT:

Scott A. Vincent
The Vincent Company Architects, Inc.
1500 West Shaw Avenue, Suite 304
Fresno, CA 93711

PROJECT LOCATION:

2594 North Armstrong Avenue; located on east side of North Armstrong Avenue between East Clinton and East Shields Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 310-250-13

Site Latitude: 36°45'25.032" N & Site Longitude:
119°40'18.984" W Mount Diablo Base & Meridian,
Township T.13S, Range R.21E, Section 27

The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

Development Permit Application. P22-02376 was filed by Scott Vincent of The Vincent Company Architects, Inc. and pertains to ±4.39 acres located on 2594 North Armstrong Avenue. The applicant proposes to construct a 64-unit two-story multi-family residential development including community building. The applicant also proposes to up zone from RS-1 (Residential Single-Family, Extremely Low Density) (±4.39 acres) to RM-1 (Residential Multi-Family, Medium High Density) (±4.39 acres) zone district in accordance with the Plan Amendment Application. Related applications Plan Amendment Rezone Application No. P22-04389. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees; three trash enclosures; one drive approach; and curbs, gutters, and sidewalks.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration. The environmental analysis contained in the Initial Study is tiered from the PEIR State Clearinghouse No. 2019050005 prepared for the Fresno General Plan pursuant to CEQA Guidelines § 15152 and incorporates the PEIR by reference pursuant to CEQA Guidelines § 15150. Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California

Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment, which was not previously examined in the PEIR. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies, and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

With mitigation imposed under the PEIR and project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect, or cumulative effects on the environment that are significant and that were not identified and analyzed in the PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the PEIR, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Steven Lieng, Planner II at (559) 621-8007 or via email at Steven.Lieng@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must

be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on October 13, 2022. Please direct comments to Steven Lieng, Planner II, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Steven.Lieng@fresno.gov.

INITIAL STUDY PREPARED BY:

Steven Lieng, Planner II

DATE: June 16, 2023

Attachments:

Exhibit A – Vicinity Map

SUBMITTED BY:



Jose Valenzuela, Supervising Planner

CITY OF FRESNO

PLANNING AND DEVELOPMENT
DEPARTMENT

Exhibit A: Vicinity Map



Legend

Subject Property

